



Approved 9 September, 2009

## HISTORIC DISTRICT COMMISSION

### MINUTES

August 12, 2009

MEMBERS PRESENT: Mr. Jonathan Crotty, Chair  
Ms. Mary Ellen George, Alt. Vice Chair  
Ms. Debra Glennon  
Ms. Barbara Highfill  
Mr. Jeff Koenig  
Mr. John Phares  
Mr. Dominick Ristaino  
Ms. Karen Rush

MEMBERS ABSENT: Ms. Lucia Griffith  
Mr. Damon Rumsch  
One Vacancy

OTHERS PRESENT:           Mr. John Rogers, Administrator  
  Historic District Commission  
  
  Mrs. Wanda Birmingham, Secretary to the  
  Historic District Commission  
  
  Mr. Mujeeb Shah-Khan, Assistant City Attorney

With a quorum present, Chairman Crotty called the regular August meeting to order at 3:11 pm. He began the meeting with a welcome to all in attendance and by swearing in those present (and continued to do so throughout the meeting as others arrived). Due to the quasi-judicial nature of the Commission, staff and others who may speak are sworn in at every meeting. (Commissioners are sworn in by the City Clerk for the length of the appointment at the beginning of each term.) Mr. Crotty asked that everyone in attendance please sign in and when addressing the Commission to please state name and address for the record. Mr. Crotty explained the meeting process. The review of each application consists of two parts. The first is the presentation portion. Staff presents the application then Commissioners and those speaking on behalf of the application will discuss the project. Next, members of the audience will be asked if anyone present wishes to speak either FOR or AGAINST the application. Again, there will be an opportunity for comments and questions from the Commission and the applicant. The second part is the discussion and deliberation portion of the meeting. At this point, discussion of the application is limited to the Commission members and staff only. Unless the Commission votes to re-open the meeting to ask additional questions or for clarification of some issue, the applicant and audience members do not participate in this portion of the discussion. Once discussion is complete, a MOTION will be made to APPROVE, DENY, or DEFER and a vote will be taken. A simple majority vote of those Commissioners present is required for a decision. Mr. Crotty asked that all cell phone and any other electronic devices be either turned off completely or set to silent operation. He also asked that any

Commissioner announce, for the record, their arrival and/or departure when this takes place during the meeting.

Index of Addresses:	2012 Dilworth Road West	Dilworth
	220-224 East Boulevard	Dilworth
	400 South Summit Avenue	Wesley Heights
	819 Lexington Avenue	Dilworth
	621 Woodruff Place	Wesley Heights
	529 East Tremont Avenue	Dilworth
	620 East Worthington Avenue	Dilworth

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Mr. Crotty declared a conflict of interest as an adjacent property owner and removed himself from the Commission for the first application.

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Application: 2012 Dilworth Road West – Front Addition.

This application was recently reviewed by the Commission and deferred for additional drawings. An entry addition is proposed to shelter the front door and create a presence. The structure is to be a barrel vaulted gable supported by brackets and columns. It will tie back onto the house below the upstairs window. The new drawing shows a 7'x3' structure with reused pilasters, new brackets and new columns.

Applicant Comments: Contractor Ryan DeRuby said that the owners have found the original plans for the house showing a similar entry element that was never built.

FOR/AGAINST: No one accepted Ms. George's invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Phares made a MOTION to APPROVE the entry addition. Mr. Koenig seconded.

VOTE: 6/0 AYES: GEORGE, GLENNON, HIGHFILL, KOENIG, PHARES, RISTAINO

NAYS: NONE

DECISION: ENTRY ADDITION APPROVED.

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Application: 220-224 East Boulevard – Dilworth Inn New Construction.

Conceptual Approval was granted in September of 2008 for this proposed hotel. Two houses are to be removed – either demolished or moved. The imposed 365

Day Stay of Demolition ran its course. The plan is to move both houses. Final plans show parking underneath with a 2 way in/out from East Boulevard and a valet station in the turret of the new building. Elevations show a three story block on a base with turrets at the front corners. A fourth story is tucked into the roof. The plans include tree protection notes.

Applicant Comments: Architect Steve Overcash, pointed out: real wood siding, aluminum clad windows, wood shutters, artificial slate roofing, red brick, trash will be picked up by a private service, wood balconettes. Paving around an existing tree will be reduced. They may be able to move one or both of the houses but HDC support will be needed for their future nearby relocation.

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Ms. Rush arrived at 3:45 pm and was present for the remainder of the meeting.

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FOR/AGAINST: No one accepted Mr. Crotty's invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – New Construction***, Ms. George made a MOTION to APPROVE the final plans for the Dilworth Inn. Ms. Highfill seconded.

VOTE: 8/0            AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: DILWORTH INN FINAL PLANS APPROVED FOR NEW CONSTRUCTION.

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Application: 400 South Summit Avenue – Addition to Carriage House.

The Wadsworth House, c. 1911, is a Historic Landmark located at South Summit Avenue and West 2<sup>nd</sup> Street in Wesley Heights. The carriage house is being renovated to use as a meeting and/or reception space. A former addition is being scaled back. The application arrives in response to staff reacting to an addition that is being built different than approved. The Historic Landmarks Commission has approved a porch entry projecting on the 2<sup>nd</sup> Street side (the door facing back to the main house) with a small holding space for wheelchairs. Revised plans show an existing planter/shelf element being moved to the right and no windows on the end elevation. The new porch roof will be supported by boxed columns.

FOR/AGAINST: No one accepted Mr. Crotty's invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. George made a MOTION to APPROVE the revised plans. Ms. Rush seconded.

VOTE: 8/0            AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG,  
PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: PORCH ADDITION APPROVED.

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Application: 819 Lexington Avenue – Addition.

This brick duplex is located on Lexington Avenue between Myrtle Avenue and Oriole Street in an area with several small scale unrenovated houses and several large multi-family projects – both conversion and new construction. The proposal is to add a large front gable to be located beyond the existing gable and extending to the rear. ½ timbering detail all the way to the rear will detail out the new side gables and smaller cross gables near back.

FOR/AGAINST: No one accepted Mr. Crotty’s invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Mr. Phares made a MOTION to APPROVE the addition with the addition of vents in the small cross gables. Ms. George seconded. NOTE: Garage is not included in approval.

VOTE: 8/0 AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: ADDITION APPROVED.

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Application: 621 Woodruff Place – Addition.

This duplex is located on the high side of Woodruff Place in a block of unrenovated, original houses. The proposal is to create a second floor by adding a front dormer and a new front gable on the front with full two story side walls and rear.

Applicant Comments: Architect Diana Ramirez, said this building has been single family for years and will continue to be. She pointed out that the drawings do not show that nothing is in the same plane. The roof gets higher as it goes back.

FOR/AGAINST: No one accepted Mr. Crotty's invitation to speak either FOR or AGAINST the application.

MOTION: Based on the need for additional study regarding height, and scale, Ms. Highfill made a MOTION to DEFER the application with the offer of Design Review input. Ms. George seconded.



VOTE: 8/0            AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG,  
PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: APPLICATION DEFERRED.

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Application:            529 East Tremont Avenue – Addition.

This address is at the corner of Tremont and Winthrop Avenues. A second story will be added with a new front facing gable over the porch and a new shed dormer in extended roof plane. The side chimney will be removed but a chimney will be added to new side elevation. A new large and small gable will become the side elevation with a shed bridge on both sides. A shed dormer will be added at the new ridge on the left elevation in the third floor.

Applicant Comments:    Architect Chris Scorsone said the height is increasing by about 10 '. They will remove all the vinyl siding and take it back to the original German lapped siding. Brackets will be recreated. And the addition will incorporate and continue a horizontal band from which from which the addition will spring.

FOR/AGAINST:        No one accepted Mr. Crotty's invitation to speak either FOR or AGAINST the application.

MOTION: Based on the need for further study in the areas of mass, scale, relative to the context, Mr. Phares made a MOTION to DEFER the application with the offer of Design Review input. Mr. Highfill seconded.

VOTE: 8/0            AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG,  
PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: APPLICATION DEFERRED.

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Application:            620 East Worthington Avenue – Façade Changes.

The proposal is to change out the front columns. They have been replaced and original brick piers with columns atop have been removed on the front. The side of the ell shaped porch retains the original pier/column arrangement. This will be replicated – in materials and details.

FOR/AGAINST:        No one accepted Mr. Crotty's invitation to speak either FOR or AGAINST the application.

MOTION: Based on compliance with ***Policy & Design Guidelines – Additions***, Ms. Rush made a MOTION to APPROVE the recreation of the original configuration on the front porch. Mr. Koenig seconded.

VOTE: 8/0            AYES: CROTTY, GEORGE, GLENNON, HIGHFILL, KOENIG, PHARES, RISTAINO, RUSH

NAYS: NONE

DECISION: PORCH CHANGES APPROVED.

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Mr. Rogers reported that Mr. Sheffield has resigned leaving the Commission with no Vice Chair and no Wesley Heights Representative. He conveyed Mr. Sheffield's regret but it was a business decision he had to make.

A MOTION was made, seconded, and the vote was unanimous to move Ms. George from Alternate Vice Chair to Vice Chair.

A MOTION was made, seconded, and the vote was unanimous to adopt the Non Traditional Building Materials Policy with a DO/DON'T picture to be added showing "cheap knotty pine" vs. appropriate siding.

Under 'Additions' a point will be added about the Commission reserves the right to apply the rules of DEMOLITION to any application.

The term 'Significant Alteration' would be a good substitute for the word Demolition.

Policy and Design Guidelines will be furnished for approval in its entirety at the September meeting. The document may be posted rather than mailed out.

Design Review was set up for 11:00 am on August 21. Mr. Rumsch, Ms. George, and Ms. Rush were appointed.

The meeting adjourned at 6:09 pm with a meeting length of 3 hours and 2 minutes.

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Wanda Birmingham, Secretary to the Historic District Commission